

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT
JANUARY 15, 2025 REORGANIZATION MEETING
MINUTES

MEETING HELD:

Wednesday, January 15, 2025 at 7:00 pm in the Municipal Building Court Room

ZONING BOARD OF ADJUSTMENT MEMBER ATTENDANCE:

Cary Spiegel, Joan Denzer, Ian Henderson, Arthur J. Lehrhaupt, Barbara Kennen and Avanti Kanitkar were present

Josh Nester was absent

TOWNSHIP/CONSULTANT ATTENDANCE:

Bonnie N. Flynn, Director of Planning and Community Development; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka, CME Associates; Michael Balint, Zoning Board of Adjustment Attorney and Josi Easter, Board Secretary.

MEMBERS OF THE PUBLIC:

No other members of the public were present.

MEETING CALLED TO ORDER:

Bonnie Flynn called the meeting to order at 7:00 p.m. and read the certification of meeting notices.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

Ms. Flynn noted that this is a reorganization meeting for the Zoning Board of Adjustment and called for nominations for Zoning Board of Adjustment Chair for 2025.

It was MOVED by LEHRHAUPT and SECONDED by KENNEN that Cary Spiegel be nominated Zoning Board of Adjustment Chair for 2025.

There being no further nominations, the nominations were closed, and it was unanimously passed that Cary Spiegel be appointed Zoning Board of Adjustment Chair for 2025.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

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Board Chair, Cary Spiegel, called for nominations for Zoning Board of Adjustment Vice-Chair for 2025.

It was MOVED by HENDERSON and SECONDED by KENNEN that Josh Nester be nominated for Zoning Board of Adjustment Vice-Chair for 2025.

There being no further nominations, the nominations were closed, and it was unanimously passed that Josh Nester be appointed Zoning Board of Adjustment Vice-Chair for 2025.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

Board Chair, Cary Spiegel, called for nominations for Zoning Board of Adjustment Secretary for 2025.

It was MOVED by SPIEGEL and SECONDED by KENNEN that Josi Easter be nominated for Zoning Board of Adjustment Secretary for 2025.

There being no further nominations, the nominations were closed, and it was unanimously passed that Josi Easter be appointed Zoning Board of Adjustment Secretary for 2025.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by SPIEGEL and SECONDED by DENZER that the draft resolution appointing Michael Balint, Esq., as the Zoning Board of Adjustment Board Attorney for 2025 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by DENZER and SECONDED by HENDERSON that the draft resolution appointing Salvatore J. Alfieri, Esq., as the Zoning Board of Adjustment Alternate Board Attorney for 2025 be approved. The resolution was unanimously approved by all Board members.

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ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by HENDERSON and SECONDED by DENZER that the draft resolution appointing CME Associates as the Zoning Board of Adjustment Engineering Consultant for 2025 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by DENZER and SECONDED by KANTIKAR that the draft resolution appointing Michael Mueller as the Zoning Board of Adjustment Planning Consultant for 2025 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

Board Chair, Cary Spiegel appointed Arthur Lehrhaupt to serve as the Zoning Board of Adjustment representative to the Development Review Committee for 2025.

It was MOVED by SPIEGEL and SECONDED by KENNEN to approve the schedule of the Zoning Board of Adjustment meetings dates for 2025 including changing the October meeting date to "To Be Determined(TBD)".

ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and SECONDED by KANTIKAR to approve designating the Home News Tribune, The Times of Trenton and the Princeton Packet as the official newspapers for the Zoning Board of Adjustment for 2025, consistent with the Township Committee and Planning Board.

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ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by DENZER and SECONDED by KENNEN to adopt the Zoning Board of Adjustment Annual Report for 2024.

ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	yes
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by KENNEN and SECONDED by HENDERSON that the August 7, 2024 Zoning Board of Adjustment meeting minutes be approved.

ROLL CALL:

Spiegel -	Yes	Henderson -	yes	Kantikar -	abstain
Nester -	absent	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	Yes	Kennen -	yes	Alternate # 2	Vacant

Chair Spiegel called on Ron Yake, Township Planner and Zoning Officer to give an update.

Mr. Yake stated that there may be applications going before the board this year. However, nothing concrete has come in yet.

There being no further business, it was moved by KANTIKAR and SECONDED by KENNEN that the meeting be adjourned at 7:16 p.m. and was unanimously approved with a simple voice vote.

Respectfully submitted,

Josi Easter, Board Secretary

Board Approval Date: _____